



PETITION FOR PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

CITY OF ST. LOUIS

Petitioner's Name _____
Contact Name (If above is a firm/an organization) _____
Address _____
Zip Code _____ Phone _____
Email _____

Legal Description of Property Petitioned, including total acreage (use additional sheets if necessary) _____

Parcel Number(s) (use additional sheets if necessary) _____

Address(es) including street number(s) / name(s) _____

The following can be listed or mapped on additional sheets:

- Present Zoning is _____ District(s)
- The acreage of the property including streets and alleys except boundary streets (to nearest tenth of an acre) is _____
- Present Use of the Property _____
- Proposed Use of the Property _____
- Are you the owner of the property described? _____
- If not, what is your legal interest in the property? _____
- The owner(s)-of-record of the petitioned property according to City of St. Louis Assessor's Records is(are) known as _____

Signature(s) of Petitioner(s)

Date Filed

Parties of Interest (Filled in if applicable):

Projected Engineer and/or Architect (if applicable) Name _____

Address _____ Phone _____

Developer and/or Builder (if other than petitioner) Name _____

Address _____ Phone _____

**City of St. Louis Planning and Urban Design Agency
1015 Locust Street, Suite 1100, St. Louis, MO 63101**

INSTRUCTIONS TO PETITIONER
FOR PLANNED UNIT DEVELOPMENT DISTRICT (PUD)

The Petition for Planned Unit Development District (PUD), when completed, should be filed with the City of St. Louis Planning Commission c/o Planning and Urban Design Agency, 1015 Locust Street, Suite 1100, St. Louis, MO 63101.

The following should be provided by the petitioner(s), owner or representative of owner as part of this application:

1. A non-refundable filing fee of five hundred dollars (\$500) for first acre and two hundred fifty dollars (\$250) for each additional acre or fraction thereof, payable in check or money order to "City of St. Louis".
2. Two (2) copies of a Sketch Plan which shall include both maps and a written statement. One (1) of those copies shall be in PDF file format. Additional copies may be requested for distribution to the Planning Commission. The Sketch Plan shall show enough of the area surrounding the proposed PUD to demonstrate the relationship of the PUD to adjoining uses.

The maps may be in general, schematic form, and must contain the following information:

- a. The existing topographic character of the land;
- b. The existing and proposed land uses and approximate location of buildings and other structures proposed to be demolished or to remain;
- c. The character and approximate density of dwellings;
- d. The approximate location of major thoroughfares; and
- e. Public uses, including schools, parks, playgrounds and other open spaces.

The written statement must contain the following information:

- a. An explanation of the character of the PUD including the number of any proposed residential units and the proposed square footage for any commercial or industrial space;
- b. A statement of proposed financing
 - Including members and organizational structure of the development team
 - Method/sources of financing
 - Proposed sales prices and/or rental rates
- c. A statement of present ownership of all the land included within PUD; identifying petitioners ownership interest; and
- d. A general indication of the expected schedule of development including the projected phases of development, if any.

A copy of Section 26.80.050 of the Revised Code of the City of St. Louis (Zoning Code – Planned Unit Development District) is attached for your information regarding the process of establishing a PUD.

Additional information regarding the PUD can be obtained by calling the Planning and Urban Design Agency at (314) 622-3400 ext. 252 or the Zoning Administrator at (314) 622-3666.

26.80.050 Planned Unit Development District (PUD)

A. Purpose. The planned unit development district (PUD) is intended, by site plan review and other procedures hereinafter set forth, to encourage the appropriate development of residential, or commercial uses, or the combination thereof, in the best interests of the City. Specifically, the purpose of the district is for:

1. Provide for a scale and flexibility of development which could not otherwise be achieved through the existing single use zoning districts, without detriment to neighboring properties;
2. Encourage site consolidation and planned mixed use development;
3. Allow for changes that may occur in building technology and changes in market demand for various building types; and
4. Provide for the development of property while protecting the ecological, topographical, geological, and historic features that might be damaged by meeting fixed single use district regulations.

B. Use Regulations. All uses permitted in the A, B, C, D and E dwelling districts and the F and G commercial districts are permitted, provided the procedures outlined in this section are followed.

C. Conditional Uses. All possible conditional uses specified in the A, B, C, D and E dwelling districts and the F and G commercial districts may be permitted in determining the privileges and conditions that shall be approved for a PUD.

D. Sketch Plan Submittal. The applicant shall submit at least two copies of a sketch plan to the Community Development Commission, accompanied with a filing fee of one hundred dollars (\$100) on forms furnished by the Community Development Commission. The sketch plan shall include both maps and a written statement and shall show enough of the area surrounding the proposed PUD to demonstrate the relationship of the PUD to adjoining uses. The maps may be in general, schematic form, and must contain the following information:

1. The existing topographic character of the land;
2. The existing and proposed land uses and approximate location of buildings and other structures proposed to be demolished or to remain;
3. The character and approximate density of dwellings;
4. The approximate location of major thoroughfares; and
5. Public uses, including schools, parks, playgrounds and other open spaces.

6. The written statement must contain the following information:

- a. An explanation of the character of the PUD including the number of any proposed residential units and the proposed square footage for any commercial or industrial space;
- b. A statement of proposed financing;
- c. A statement of the present ownership of all the land included within PUD; and
- d. A general indication of the expected schedule of development including the projected phases of development, if any.

E. Community Development Commission Review. Upon receipt of a sketch plan by the Community Development Commission, it shall refer a copy to the Zoning Administrator and review said sketch and make a report of its findings and recommendations, in writing to the Board of Aldermen no later than the Aldermanic Committee public hearing on the proposed PUD, otherwise a favorable recommendation shall be assumed. The Community Development Commission in making its report to the Board of Aldermen shall set forth as reasons for recommendation for or against the plan and specific evidence and facts as to whether or not the proposed PUD meets the following conditions:

- 1. That the values of buildings and the character of the property adjacent to the area included in said plan will not be adversely affected;
- 2. That the proposed development is consistent with the intent purposes of the zoning code to promote public health, safety, morals and general welfare; and
- 3. That the proposed development plan is consistent with any previously approved development plan that may affect the site and with the City's comprehensive plan.

F. Introduction of Ordinance. Upon action by the Community Development Commission or forty-five (45) days after the submission of the plan to the Community Development Commission, whichever comes first, a proposed ordinance may be introduced in the Board of Aldermen. When such proposed ordinance is introduced in the Board of Aldermen, the committee to which it is properly referred for consideration shall hold a public hearing and publish notice thereof in accordance with the procedure for rezoning as set out in Section 26.92.040.

G. Development Plan. If the Board of Aldermen approves the ordinance for the PUD, a development plan for the PUD shall be submitted to the Community Development Commission for approval. In making its determination whether to approve or disapprove a development plan, the Community Development Commission shall review the development plan for its conformity to the approved sketch plan. The development plan shall show and be accompanied by the following information, expressed in precise dimensions and project data, to assure the fullest understanding of the application:

1. Applicant's name and address;
2. Site plan drawn at 1" = 50' or larger (i.e., 1" = 20');
3. Site location map showing the site in the context of the City's major street network;
4. A title block shall be included and shall show the following information:
 - a. Project name,
 - b. Name of developer,
 - c. Scale,
 - d. Date of drawing;
5. The boundaries and all dimensions of the site, including easements;
6. Existing topography and proposed changes at contour intervals or more than five (5) feet;
7. Existing trees of greater than six (6) inch caliber, indicating any that are to be removed;
8. The location and dimensions of all proposed and existing buildings to remain, showing the height (stories and feet) of each building;
9. The location and dimensions of all drives and aisles, and the dimensions and number of parking stalls;
10. Landscape plan showing the size and species of all plant material and related site improvements, including retaining walls, sidewalks, plazas, fountains, etc.;
11. The system of storm water control both during and after construction;
12. The locations and access to all utilities including storm and sanitary sewer, water, gas and electricity;

13. Exterior lighting, showing location, height and type;

14. Project information including the following:

- a. Site area in square feet and acres,
- b. Commercial building floor area,
- c. Building coverage,
- d. Site coverage (buildings plus parking and driveways),
- e. Parking spaces required and provided;

15. Schematic architectural plans showing floor plans, building elevations, and building sections where necessary for clarification.

H. Standards. Except as provided in conditions and restrictions required for a specific PUD by the Board of Aldermen, the following standards shall apply:

- 1. No setback requirements will be required except those dictated by other City codes;
- 2. Height requirements shall be the same as those for the least restrictive adjacent residential zoning district. If no residential zoning district is adjacent then the standards shall be the same as those for the E multiple-family dwelling district;
- 3. All lots shall have access to a public or private street either directly or by way of a court or drive maintained under the jurisdiction of a trustee organization;
- 4. The overall residential density of the PUD should be no greater than that permitted in the E multiple-family dwelling district;
- 5. The PUD shall include at minimum twenty (20) percent of the site in open space, half of which may be privately controlled;
- 6. The project shall not be required to be on one contiguous site; however, the PUD shall extend in area only so far as it can still reasonably be considered one development. Any intervening property shall be included on the development plan and shall be described;
- 7. Buffering or screening with vegetation may be required between separate uses or between existing and proposed development.

I. Permits and Certificates. If the Community Development Commission approves the development plan for the PUD, building permits and certificates of occupancy may be issued therefor, even though the use of land, height and location of structures, including yards and open spaces, does not conform in all respects to the zoning district regulations.

J. Phased Development. In those developments which are to be constructed in phases, the ordinance shall approve the entire project, however, a development plan for only the initial phase of construction may be submitted to the Community Development Commission. Construction of subsequent phases will require approval of development plans. These plans must conform to the originally approved sketch plan.

K. Changes in the PUD. Any changes in a planned unit development approved by the Board of Aldermen consisting of a change in boundary, change in use, or change in projected schedule of development must be reintroduced into the Board of Aldermen as an amendment to said planned unit development.

L. Period of Validity. The planned unit development approval shall be valid for a period of eighteen (18) months unless within that time a building permit is obtained and substantial construction is commenced. The Community Development Agency may grant extensions upon written request of the applicant. There is no limit on the time of construction, however, a time limit may be required as a condition of approval.

M. Transferability of Permit. A permit for a PUD is transferable. (Ord. 59979 § 21 (part), 1986.)